

**PITT COUNTY BOARD OF COMMISSIONERS  
MINUTES FOR DECEMBER 14, 2000**

The Pitt County Board of Commissioners met to hold a public hearing on Thursday December 14, 2000 at 7:00 p.m. in the Auditorium of the Agricultural Building, Pitt County Office Park, 403 Old Creek Road, Greenville, North Carolina.

Present were:

David Hammond, Chairman  
Glenn Bowen, Commissioner  
Tom Coulson, Commissioner  
Eugene James, Commissioner  
Thomas H. Johnson, Commissioner  
Mark W. Owens, Jr., Commissioner  
M. Theresa Shank, Commissioner  
Beth B. Ward, Commissioner

Absent were:

Randy Royal, Commissioner

Staff present were:

Thomas B. Robinson, County Manager  
JoAnne Burgdorff, County Attorney  
Susan J. Banks, Clerk to the Board  
Arlen Holt, PIO and Cable Coordinator

Chairman Hammond opened the meeting and welcomed everyone in attendance. He stated the purpose of this meeting was to hold a public hearing on the Northwest Area Land Use Plan and the proposed Zoning Ordinance/Map for the Northwest area.

Prayer was offered by Commissioner James.

Pledge of Allegiance was led by Commissioner Bowen.

**Comments by Staff**

Mr. James Rhodes gave a briefing on the Northwest Land Use Plan and the Zoning Ordinance/Map. He stated the public hearing will be held following the presentation. Mr. Rhodes reviewed the slides that described the planning area and the following demographics:

Acreage - 38,726  
Number of Parcels - 2,573  
Population (1998) - 5,532  
Number of Stick-Built Homes - 790  
Number of Manufactured Homes - 1,638  
Total Number of Structures - 2,480

The need for this plan is because of the rapid growth, planned water and sewer extensions and concerns over crowding in schools and manufactured housing in this area. He reviewed the background and process that has been used in this planning effort. It has taken one year to get to this point. The land use plan shows what staff anticipates this area looking like over the next twenty years. The zoning ordinance attempts to carry out some of the goals of the land use plan. The zoning ordinance gives regulatory powers to enforce these uses. It does not effect intensive livestock operations. The purposes of the zoning ordinance were explained. He reviewed some examples of incompatible uses. The plan only utilizes four zoning districts which

include RA Rural Agricultural District, RR Rural Resident, General Commercial and General Industrial. Overlay Districts are sited in the ordinance such as flood hazard district, watershed, airport height overlay, and highway corridor overlay. Some have specific ordinances that affect these areas.

Mr. Rhodes reviewed the table of allowable uses. He spoke about the density and dimensional requirements. Signs will be regulated but there are some exempt signs. He explained about nonconforming situations that are already in existence which may be "grandfathered" in. He reviewed the administration and the roles of the Pitt County Board of Commissioners and the Planning Board as well as the Board of Adjustment. The Board of Adjustment will hear appeals from the Zoning Administrator's decision. They will also hear special use permits and other items. He stated that the majority of the permits will be handled by Planning Department. The Zoning Administrator will issue zoning permits, zoning permit with development standards, general use and other permits.

### **Public Comments**

Chairman Hammond opened the public hearing.

- ? Bruce Steinbach, 3405 Porter Road, spoke about the zoning map. He spoke about Porter Road. He was concerned about the ability of the land to drain in this high residential area because this land was under water during the flood. Each of the lots in a planned residential area is on property that will not perk.
- ? Tony Bullock, 2192 Durwood Pillard Road, has three children and family owned property. He wants a resolution to protect his children and their future homes from mobile home lots. He stated he served on the Planning Committee.
- ? Joey Moore, 2313 NC 33 West, said there are enough rules in the county without zoning. He said young couples cannot afford anything but mobile homes. If you have more rules and regulations and can not develop property you will not be able to pay the county taxes. He said zoning will be a nightmare for a small business man. He said no one has addressed how much a special use permit will cost. He made comparisons to the City of Greenville. He said the people on the north side of the river are always guinea pigs and suggested that the people of Pitt County should vote on this issue.
- ? Claudia Peaden, 4221 NC11 North, spoke against zoning. She said the Planning Board has not listened to the people. If you took a vote, they would find that the people are against it.
- ? Corey Lewis, 3675 NC43 North, expressed concerns. He said he wanted to commend this group. He said there needs to be some kind of planning. He asked the Board to consider planning for the future.
- ? W.C. Whitehurst, Box 669, Bethel, said there were pros and cons of this issue. He said careful consideration should be taken and the Board should listen to the people in this area. He said we need to look at what is best for our children. He said we all need to work together and be careful who is put on the Board of Adjustment.
- ? Thomas Bess, 789 Hwy 43 South, stated he was opposed to zoning and is on the Planning Board. He said he has questioned Chairman James but he says he doesn't want more mobile home parks in this area. He said Chairman James said he didn't want the school vandalized. He noted that fourteen people spoke at the Planning Board hearing. He said eleven of those people spoke about mobile home parks. He said people who live in the County chose to live there for their freedom. Zoning is not needed in Pitt County.
- ? Donald Moore, 3428 Eugene James Road, spoke in favor of zoning. He said property values will go down if there is too high density in the area. He said a few people want to go in and put mobile homes in so they can make a lot of money but they will not live there and the property values will fall. Any house in the Belvior area will appraise cheaper than on the other side of the river because of high crime and overcrowding in schools.
- ? Wanda Naylor, 3405 Porter Road, supports zoning and orderly growth. She said twenty years ago land was farmed on Arlington Boulevard. She said as a rural landowner she is

willing to give up some freedom for orderly growth. She said she is concerned about the residential growth coming out of Bethel without sewer services. She said this could increase flooding. She said she thinks it is a good plan and thanked the Board for willingness to zone.

- ? John McKnight, 530 West Chester Dr., speaking on behalf of Pitt County schools and Board of Education. He read the following resolution from the Board of Education:

#### A RESOLUTION IN SUPPORT OF PROTECTIVE ZONING

WHEREAS, the Pitt County Board of Education is dedicated to providing the optimal climate for learning and teaching within its schools; and

WHEREAS, the new K-5 elementary school on Holland Road is scheduled to open in August 2000; and

WHEREAS, the County of Pitt is currently deliberating zoning issues in and around the new school;

NOW, THEREFORE, BE IT RESOLVED that the Pitt County Board of Education requests that the Pitt County Board of Commissioners create an appropriate buffer zone adequately protecting the school from objectionable industry or land use.

This 16<sup>th</sup> day of October, 2000.

Pitt County Board of Education  
Sidney Scott, Chairman

ATTEST:

Michael D. Priddy, Secretary

- ? Jack Blount, 170 Holly Hill Road, Greenville, spoke about mobile home parks in Pitt County. He said they comprise 688 acres in the northwest planning area and over 638 mobile homes are in this area. The proposed zoning, rural agricultural area allows no mobile home park but does allow single mobile homes. He said special use permits are required in other areas and hopefully will be approved freely. The rural agriculture covers half of the land use area in this proposal. He said even in the residential area that mobile home parks are allowed, a special use permit is required and at this point no one knows what the standard will be for such a park. He said mobile home parks offer a good revenue source for farming. The least restrictions the better.
- ? H. Edward Howard, 2324 All Pine Taylor Road, said he just recently moved back after forty-five years. He said the first house 1975 until 1997 was taken by North Carolina Department of Transportation. He said that he had to get a special permit to build a doghouse in Greenville.
- ? Betty Moore, lives at 6252 NC11 North in Bethel and has an option on property in this area. She asked the Board not to take away freedoms by placing zoning on the area. She spoke about a resolution from 1995 concerning zoning. She said the Board does not understand what an adverse affect zoning will have on the County. She said there are people who can not afford anything but a mobile home, and if this is taken away then what are they supposed to do. She said she has asked about fees but no one will discuss it. She spoke about a fee book. She asked the people to stand up and be counted.
- ? Pat James, 5034 Hwy33 West, Tarboro, has lived in Belvoir for thirty-three years and was principal of the school. She said she had to reorganize the school every year but one because of growth. She said she does not disagree with mobile homes. She said the problem is that the people who build the parks do not live in the area and do not take good care of them. She said they are growing so fast in this area. She challenged the Board, as

leaders of the community to think about what they want Pitt County to be like in 30-40 years for their grandchildren.

- ? Willa Peaden, 3448 Eugene James Road, stated her support for zoning. She said she has a mobile home behind her home. She commented on the additional crowding that will be a consequence of the new school if something is not done.
- ? Jane Barnhill, 3231 Staton Mills Road, stated she does not live in this corridor. She said the people in the Northwest Area really do not know what to expect from zoning. She said there is not adequate disclosure of the process at this time. She said fees and schedules need to be put before the people before this is passed. She said the process of requesting a change in how an area is zoned has not been explained.
- ? Steve Little, 3314 NC 33 West, Belvoir Highway, said he worked on the Northwest Committee. The plan is intended for organized growth with specific planned areas. He said in all the discussion tonight he had noticed that some of the speakers are not residents of this area of concern and that the residents are in favor of zoning. He said they have asked for input and received input from the people. He said a public referendum would not be binding so useless. He said the plan gives protection for remote areas. He said the sad part is that the loud voices being heard are not Northwest Plan residents and encouraged the Board to vote to move forward with this plan.
- ? Frances Whitfield, 4125 Whitfield Road, said years ago Pitt County wanted growth and the industry came and grew. She said now these people are not from Pitt County. She said there does need to be some rules and regulations but the already existing rules are not being enforced. She said if the existing rules were enforced there would be no need for additional rules and regulations.
- ? B.B. Tetterton, 535 Tetterton Road, Bethel, asked the Board to bring this to a referendum and allow the people to vote.
- ? Sidney Scott, 5549 NC33 West, said he was in favor of zoning. He said fifteen years ago he would have never believed he would be in favor of zoning. He said that there is so much growth. He said that people that are developing this area do not live in this area and they are letting it be trashed. He said he is asking for some controlled growth and people in his area are in favor of it. He said at the Planning Board hearing the majority of the people that spoke were supportive of zoning.

Chairman Hammond thanked everyone for their comments.

**UPON MOTION** by Commissioner Shank, seconded by Commissioner Coulson, the Board voted unanimously to close the public hearing.

Mr. Rhodes spoke about some administrative items that will need to be implemented once this ordinance is passed. He discussed the time between the adoption and implementation and time for the Board of Adjustment to be established. He said it would take five months to get the Board of Adjustment appointed. Four months will be needed for establishment of the Board, and an additional month for training of the members. Staff will need to develop permits and applications, set meeting schedules, and a fee schedule will need to be determined. A zoning map needs to be placed on file and an effective date will need to be set. He suggested that there is the issue of a moratorium on any new uses that would to be considered. Mr. Rhodes said legal assistance will be needed and he stated he hoped the Board would hold a workshop in January. The Board of Commissioners may need to look at altering their meeting schedule to include night meetings for consideration of special use permits.

Commissioner Owens asked Mr. Rhodes about zoning that prohibits the use of mobile homes in areas. Mr. Rhodes said mobile homes on single family lots will be treated as single family homes. He stated it is the mobile home parks that are the concern. This would be addressed by special use permits in certain areas. He said these areas coincide with the one hundred year floodplain. Commissioner Owens asked how much additional effort and staff that it will take to enforce this ordinance.

Chairman James said he was not against trailers but the Belvoir elementary school should be looked at for protection. Commissioner Coulson said he has heard many people speak but he asked how zoning would protect people from the mobile home parks. Mr. Rhodes said that in the light yellow area special use permits would be required. Commissioner Coulson asked that the Board hold a workshop to consider the proposed zoning ordinance. Commissioner Bowen asked about a trailer park rumor on Highway 222. Mr. Rhodes said he had spoken to some local residents about a trailer park but he has not seen any plans. Commissioner Owens asked what appeal would go to the courts that Mr. Rhodes had mentioned. Mr. Rhodes said the Board of Adjustment requires a supermajority vote on proposals and if someone appeals that decision, it would go to the courts.

Chairman Hammond said that he has listened to everyone's comments and what he is hearing from this group is that they would not oppose mobile home parks if people would keep the property up. He thanked everyone for coming tonight and hoped that this has been a helpful experience.

**UPON MOTION** by Commissioner Coulson, seconded by Commissioner Shank, the Board voted unanimously to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

Susan J. Banks, CMC  
Clerk to the Board